

1 BILL NO. R-84-04-30

2 DECLARATORY RESOLUTION NO. R-57-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Housers Sub. Sec. 23, Lots 12, 13,
13 30, 31, Block 1;

14 said property more commonly known as 4600 block, Lima Road (no
15 number yet assigned to property), Fort Wayne, Indiana;

16 WHEREAS, recommendations have been received from the
17 Committee on Finance and the Department of Economic Development
18 concerning said Resolution;

19 WHEREAS, notice of the adoption and substance of said
20 Resolution has been published in accordance with I.C. 5-3-2 and
21 a public hearing has been conducted on said Resolution;

22 WHEREAS, if said Resolution involves an area that has
23 already been designated an allocation area under I.C. 36-7-14-39,
24 the Fort Wayne Redevelopment Commission has adopted a Resolution
25 approving the designation.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
27 THE CITY OF FORT WAYNE, INDIANA:

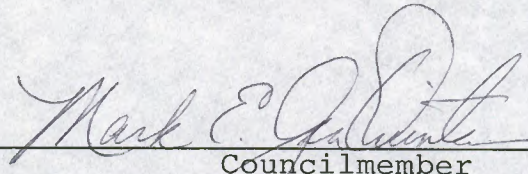
28 SECTION 1. That, the Resolution previously designating
29 the above described property an "Economic Revitalization Area" is
30 confirmed in all respects.

31 SECTION 2. That, the above described property is here-
32 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this

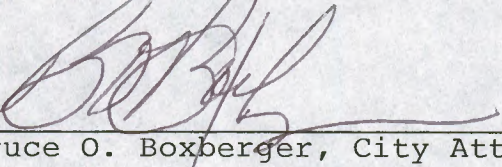
Page Two

Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Fox River Bond
35% COTTON

Read the first time in full and on motion by Dir Juneta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Anna (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: 4-24-84 Madeline Estabrook
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Dir Juneta, seconded by Redd, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-15-84 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-57-84
on the 15th day of May, 1984,

ATTEST: (SEAL)
Sandra E. Kennedy Ray A. Ebert
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 16th day of May, 1984, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of May, 1984, at the hour of 10 o'clock A.M., E.S.T.

Win Moses Jr
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant The Sign Shoppe
2. Owner(s) Doris and Gene Reavies
3. Address of Owner(s) 4721 Lima Rd | 4733 Arlington Pk Bl.
F.W. 46808 | F.W. 46815
(Business) | (home)
4. Telephone Number of Owner(s) () 483-1922 (Bus) | 486-1460 (home)
5. Relationship of Applicant to Owner(s) if any SAME
6. Address of Applicant SAME - above
7. Telephone number of Applicant () SAME - above
8. Address of Property Seeking Designation 4600 Block Lima Rd.
(No number yet assigned to property)
9. Legal Description of Property Proposed for Designation (may be attached) HOUSES SUB. SEC. 23
LOTS 12, 13, 30, 31
BLOCK 1
10. Township Washington
11. Taxing District 80

12. Current Zoning B-4
13. Variance Granted (if any) —
14. Current Use of Property
- a. How is property presently used? vacant
- b. What Structure(s) (if any) are on the property? NONE
- b. What is the condition of this structure/these structures? —
15. Current Assessed Value of Real Estate
- a. Land 300,300,300,340 = 1240
- b. Improvements —
16. Amount of Total Property Taxes Owed During the Immediate Past Year
92.44
17. Description of Proposed Improvements to the Real Estate
Construct a 48' x 80' commercial
bldg. for use as a sign mfg. facility
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
early summer '84
- b. When is completion expected? Fall '84
19. Cost of Project (not including land costs) \$103,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 3

lation of this new manufacturing equipment? -

b. What is the nature of those jobs? Sign printers and
signcrafters

c. Anticipated time frame for reaching employment level stated above?

12 mo. (or sooner) from occupancy

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Narrow lot size restricts development
for other than small business.
50' X 250'

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? new construction

w/ locally purchased mat'l and labor. Tax
Base appreciation from empty lot to
Commercial bldg. Added labor force income
to economy

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

NONE to my knowledge

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

RLF application submitted to \$
COMMUNITY DEVELOPMENT CORP 30,000

GENE + DORIS REGNIER 20,000

LINCOLN BANK (or other) 70,000

I hereby certify that the information and representation on this Application are true and complete.

Donna Regnier
Signature(s) of Owners

4-5-84
Date

Donna Regnier

4-5-84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

BILL NO. R-84-04-30

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
~~ORDINANCE~~ ~~XXXXXXXX~~ DECLARATORY RESOLUTION confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. Giaquinta
James S. Stier
Janet G. Bradbury
Thomas C. Henry
Donald J. Schmidt

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionR-24-04-30DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(The Sign Shoppe - 4600 Block Lima Road)

EFFECT OF PASSAGE A commercial building will be constructed on a lot that is quite narrow (restricting development for other small businesses) and is now vacant.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$103,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

April 25, 1984

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of April 28, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolution
R-84-04-27 & R-84-04-28

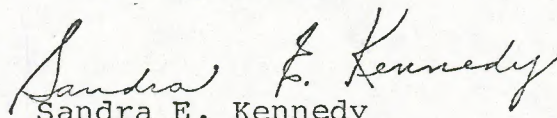
Declaratory Resolution
R-84-04-29 & R-84-04-30

Declaratory Resolution
R-84-04-31 & R-84-04-32

Please send us 4 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-04-29 AND R-84-04-30)

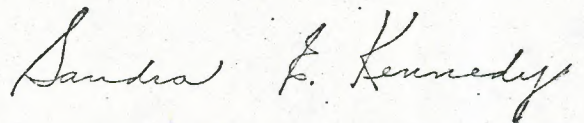
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on April 24 1984,
date
designating property at The Sign Shoppe - 4600 Block Lima Road

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, May 15, 1984, at 7:30 P.M., E.S.T.
date, time & place
City-County Building, One Main Street, Room 128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	5
Body	number of lines	23
Tail	number of lines	2
Total number of lines in notice		30

COMPUTATION OF CHARGES

30	1	30	.230¢	\$ 6.90
lines, columns wide equals		equivalent lines at		
cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra				1.00
TOTAL AMOUNT OF CLAIM				\$ 7.90

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Apr. 28, 19 84

Title CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 4/28/84

Subscribed and sworn to me before this 28th day of April, 19 84

Anne M. Perkins
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-04-29
AND R-84-04-30)

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Sandre E. Kennedy
City Clerk

4/28

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

30 lines, 1 columns wide equals 30 equivalent lines at .230¢ \$ 6.90
Additional charge for notices containing rule or tahular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

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Width of single column 9.6 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

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Drusilla Roose
Date Apr. 28 84
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows:

4/28/84
Subscribed and sworn to me before this 28th day of April 19 84
Anne M. Perkins
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-04-29
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City Clerk

4/28